



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Brannon Road Subdivision 19-MAS-11 Brannon Rd

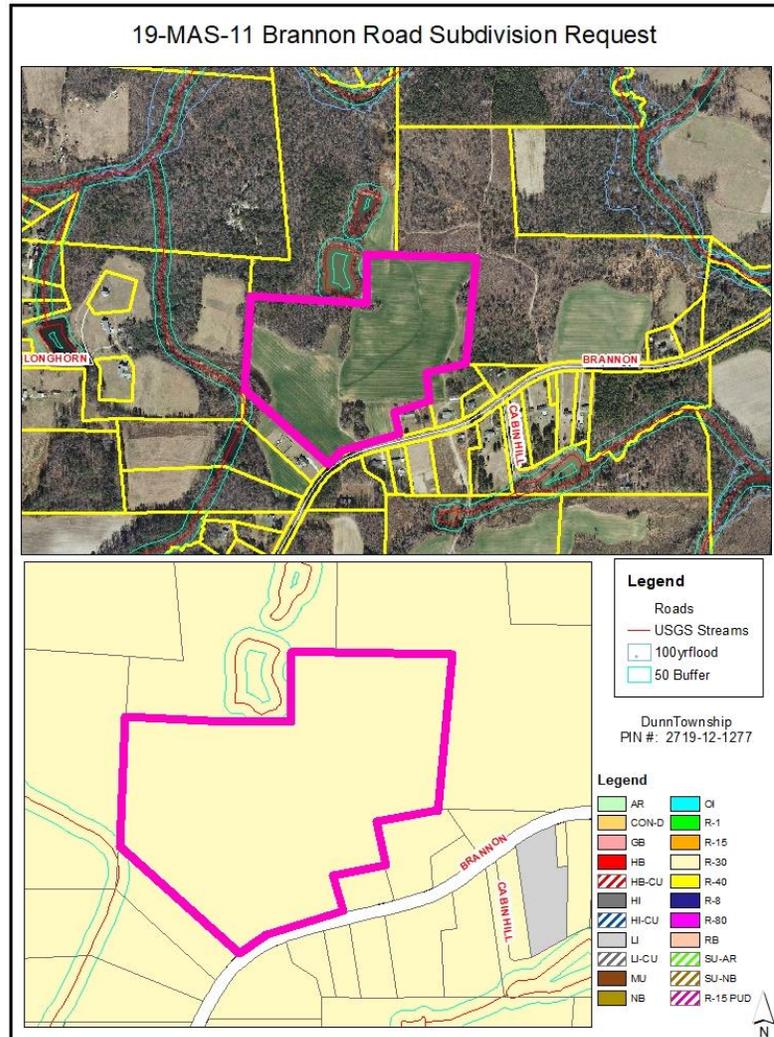
DEVELOPER(S):

Name of Developer: Brannon Road LLC
Address: 5933 Farmwell Rd
CityStateZip: Raleigh NC 27610

OWNER

Name of Owner: Russell & Deborah Brannan
Address: 604 Brannon Rd
CityStateZip: Zebulon NC 27597

LOCATION



ATTACHMENTS:

Preliminary Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Brannon Road LLC	2719-12-2269	R-30 Residential	35.54
TOTAL			35.54 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-30 Residential	Agricultural/Open
North	R-30 Residential	Wooded
South	R-30 Residential	Residential Single-Family Residence
East	R-30 Residential	Residential
West	R-30 Residential	Wooded/Agricultural

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Brannon Road Subdivision. This property is located off Brannon Rd. in Dunn Township in the R-30 Residential District. The preliminary plan is for the subdivision of approximately 35.54 acres into 25 lots with 2.07 acres of dedicated open space. The subdivision is designed to be served by private wells and septic systems.

PLANNING & ZONING

Land Use Plan: The Land Use Plan has this property designated as Low Density Residential.

Setback and Lot Size:

Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback	Min. Side Setback	Min. Rear Setback
R-30 Residential	30,000	100	30	10	25

Water/Sewer Service: The development is designed to be served by private wells and septic systems.

Transportation: The proposed subdivision is located off Brannon Rd. The 2017 average daily traffic count for this section of Brannon Rd. is approximately 610 vehicles per day.

Environmental Issues: There is a pond with a 50' Tar/Pamlico buffer located on this property.

Schools: Bunn Elementary, Bunn Middle, and Bunn High are the schools that will serve this subdivision.

PLANNING STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Review proposed Subdivision Request for the approval of the preliminary plan, solicit comments or questions and make a recommendation.

PLANNING STAFF RECOMMENDATION TO THE PLANNING BOARD

Recommend approval of the preliminary plan for Brannon Road Subdivision located off Brannon Rd. in Dunn Township for the subdivision of a 35.54-acre parcel into 25 lots with the following conditions:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Approval by the NC Department of Transportation (North Carolina Department of Transportation Built to Standards Letter)
- All road designs and entrances must meet NC DOT standards
- All stub roads/streets shall be built to the adjoining property line.
- Approved NCDOT driveway permit.
- Final Tar-Pamlico stormwater Review approval.
- Must provide a copy of the Mitigation Credit Transfer Certificate prior to recording the final plat.
- Pursuant to section 29-5: Streets (A) Public Streets. All roads in existing recorded phase(s) of subdivisions shall be incorporated into the NCDOT Secondary Road Maintenance Program prior to recording future phase(s) of the subdivision.
- The following disclosure statement shall be placed on the final plat: All roadways in the subdivision are declared public and shall be maintained by the developer. It shall be their responsibility to bring these roads up to the standards of the North Carolina Department of Transportation to meet the requirements for petitioning addition of these roadways to the North Carolina Department of Transportation's maintained roads system.
- Prior to Final Plat, ensure all lots can accommodate on-site septic treatment and disposal. If a variance of UDO development standards is applied for in the future, a hardship will not be present.
- No off-site septic systems or easements.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied. A detailed recreation plan for the 2.02-acre recreation area shall be submitted prior to final plat approval. The Parks and Recreation Director will determine if partial credit is given towards the recreation payment in lieu for the recreation area and amenities.
- Provide a letter of approval/acceptance for the Mail Kiosk from the Post Office.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- Prior to final plat, the following items shall be submitted:
 - Landscape Plan (Street Trees)

- Recorded Covenants with provision for road maintenance, open space, and drainage easements.
- Street lighting plan
- Mail kiosks are subject to County approval and shall be constructed as part of the first phase.